

**1 TITLE DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF CHEYENNE, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS:

SITE 1:

BEING ALL OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 48 WEST OF THE 6TH P.M. AND ALL OF SECTION 22 LYING EAST OF A LINE DRAWN FROM A POINT OF BEGINNING WHICH IS ON THE SOUTH LINE OF SAID SECTION 3.960' EAST OF THE SOUTHWEST CORNER OF SAID SECTION 22 AND EXTENDING IN A NORTHWESTERLY DIRECTION TO THE NORTH QUARTER CORNER OF SAID SECTION 22, TOWNSHIP 13 SOUTH, RANGE 48 WEST OF THE 6TH P.M., AND BEING ALSO DESCRIBED BY THE FOLLOWING METES AND BOUNDS DESCRIPTION:

BEGINNING AT A FOUND 5/8" REBAR MARKING THE SOUTHWEST CORNER OF SAID SECTION 23 AND BEING SITUATED ON THE CENTERLINE OF COUNTY ROAD W (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), SAID CENTERLINE ALSO BEING THE SOUTHERN SECTION LINE OF SAID SECTION 22 AND 23; THENCE S87°55'07"W ALONG THE SOUTHERN SECTION LINE OF SAID SECTION 22 FOR A DISTANCE OF 1302.73' TO A SET 5/8" REBAR; THENCE DEPARTING SAID SOUTHERN SECTION LINE ALONG A FENCE, N16°32'11"W FOR A DISTANCE OF 5450.70' TO A FOUND NAIL IN FENCE CORNER MARKING THE NORTH 1/4 CORNER OF SAID SECTION 22; THENCE N87°48'32"E ALONG THE NORTHERN SECTION LINE OF SAID SECTION 23 FOR A DISTANCE OF 2637.79' TO A FOUND FENCE CORNER MARKING THE NORTHWEST SECTION CORNER OF SAID SECTION 23; THENCE N87°38'22"E ALONG THE NORTHERN SECTION LINE OF SECTIONS 22 AND 23 FOR A DISTANCE OF 5285.54' TO A FOUND FENCE CORNER MARKING THE NORTHEAST CORNER OF SAID SECTION 23 AND BEING SITUATED ON THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 23 (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), SAID EASTERLY RIGHT-OF-WAY LINE ALSO BEING THE EAST SECTION LINE OF SAID SECTION 23; THENCE DEPARTING SAID NORTHERN SECTION LINE AND RUNNING S02°18'39"E ALONG SAID EAST SECTION LINE FOR A DISTANCE OF 5281.86' TO A SET 5/8" REBAR MARKING THE SOUTHEAST SECTION CORNER OF SAID SECTION 23; THENCE DEPARTING SAID EAST SECTION LINE AND RUNNING S87°37'27"W ALONG THE SOUTHERN SECTION LINE OF SAID SECTION 23 FOR A DISTANCE OF 5278.08' TO THE POINT OF BEGINNING, CONTAINING 38,307.545 SQUARE FEET OR 879.42 ACRES, MORE OR LESS.

THE LAND SHOWN IN THIS SURVEY IS THE SAME THAT LAND RECORDED AS APN: 310122100017 & 310123100017 AND AS THAT DESCRIBED IN FIRST AMERICAN NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER NCS-973343-CHAR WITH AN EFFECTIVE DATE OF OCTOBER 9, 2019 AT 5:00 PM.

**2 TITLE INFORMATION**

THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE FROM FIRST AMERICAN NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-973343-CHAR, DATED OCTOBER 9, 2019 AT 5:00 PM.

**11 SURVEYOR'S NOTES**

1. COMPLETED FIELD WORK: AUGUST 30, 2019
2. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
3. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT OF ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
4. THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.
5. THE LOCATIONS OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.
6. THE NEAREST INTERSECTING STREET IS THAT OF COUNTY ROAD 23 & COUNTY ROAD W STREET LOCATED AT THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY AS SHOWN HEREON.
7. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO COUNTY ROAD W, AND COUNTY ROAD 23, BOTH BEING PUBLIC STREETS
8. THE BASIS OF BEARING FOR THIS SURVEY IS THE WEST LINE OF SECTION 9, T-14-S, R-45-W, BEARINGS N01°45'57"W PER COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD-83.  
LATITUDE = N 38°53'43.63"  
LONGITUDE = W 102°44'28.29"  
CONVERGENCE ANGLE = N01°44'24"  
DISTANCE SHOWN ON PLAT ARE GRID, COMBINED SCALE FACTOR GRID TO GROUND SCALE= 1.00026657361
9. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS; ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.

**Approved CDS Surveyor**

Surveyors Name: Blew & Associates, P.A.  
Address: 3825 N. Shiloh Drive  
Fayetteville, AR  
Telephone Number: 479-443-4506  
email: survey@blewinc.com

**7 STATEMENT OF ENCROACHMENTS**

NONE OBSERVED

**5 FLOOD INFORMATION**

By graphic plotting only, this property is located in Zone "A" of the Flood Insurance Rate Map, Community Panel No. 06071C-8630-F, which bears an effective date of March 18, 1986 and is located in a special flood hazard area. No field surveying was performed to determine this Zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

Zone "A" - Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas; no depths or base flood elevations are shown within these zones.

**6 CEMETERY**

There is no visible evidence of cemeteries on the subject property at the time of survey.

**5 FLOOD INFORMATION**

At the time of the survey FEMA has not completed a study to determine flood hazard for the subject property.

**4 SURVEYOR CERTIFICATION**

TO: CHEYENNE COUNTY FARM LLC, A DELAWARE LIMITED LIABILITY COMPANY; BROOKS, PIERCE, MCLENDON, HENNINGREY & LEONARD, L.L.P.; COMMERCIAL DUE DILIGENCE SERVICES AND FIRST AMERICAN TITLE INSURANCE COMPANY

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 30TH DAY OF AUGUST, 2019.



IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

**10 BASIS OF BEARINGS**

The Basis of Bearing Is the Southern Section Line of Section 22, which bears N87°55'07"E per Colorado State Plane Coordinate System, Colorado Central Zone NAD83.

**12 PARKING INFORMATION**

0 Standard Spaces  
0 Handicap Spaces  
0 Total Parking Spaces

**13 LAND AREA**

879.420 Acres ±  
38307545 Sq. Feet

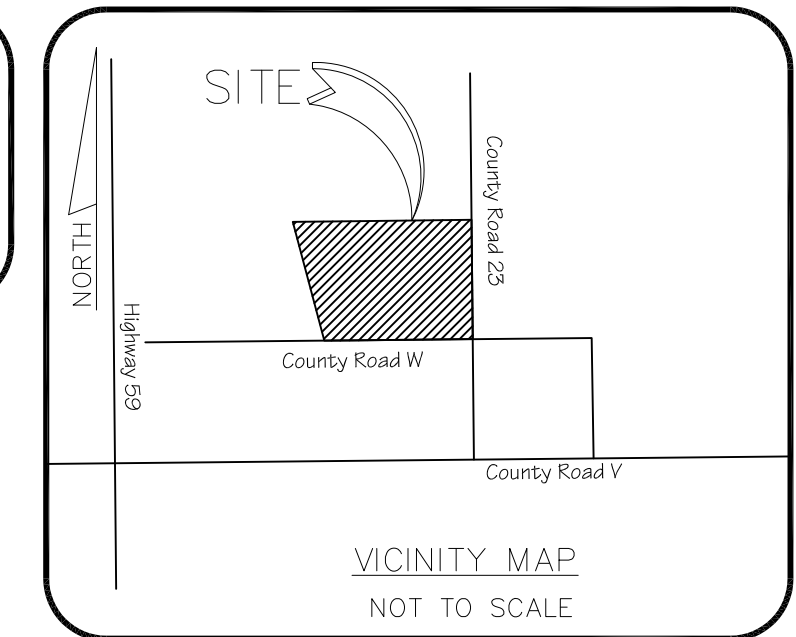
**14 BUILDING AREA**

N/A

**15 BUILDING HEIGHT**

N/A

**16 VICINITY MAP**



**Key to CDS ALTA Survey**

- 1 TITLE DESCRIPTION
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**18 Boundary Survey**

This survey prepared in accordance with the "2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys" (Effective February 23, 2016)  
This Work Coordinated By:  
FA Commercial Due Diligence Services Co.  
**CDS**  
COMMERCIAL  
DUE DILIGENCE SERVICES  
3550 W. Robinson Street, Third Floor  
Norman, Oklahoma 73072  
Office: 405-253-2444  
website: www.firstamcdfs.com  
Toll Free: 888.322.7371

Drwn By: JDC	Date: 10/02/2019
Surveyor Ref.No: 19-4368	Revision: Comments
Aprvd By: ANM	Date: 10/15/2019
Field Date: August 30, 2019	Revision: Comments
Scale: N/A	Date: 10/25/2019
	Revision: Comments
	Date: 10/29/2019
	Revision: Comments

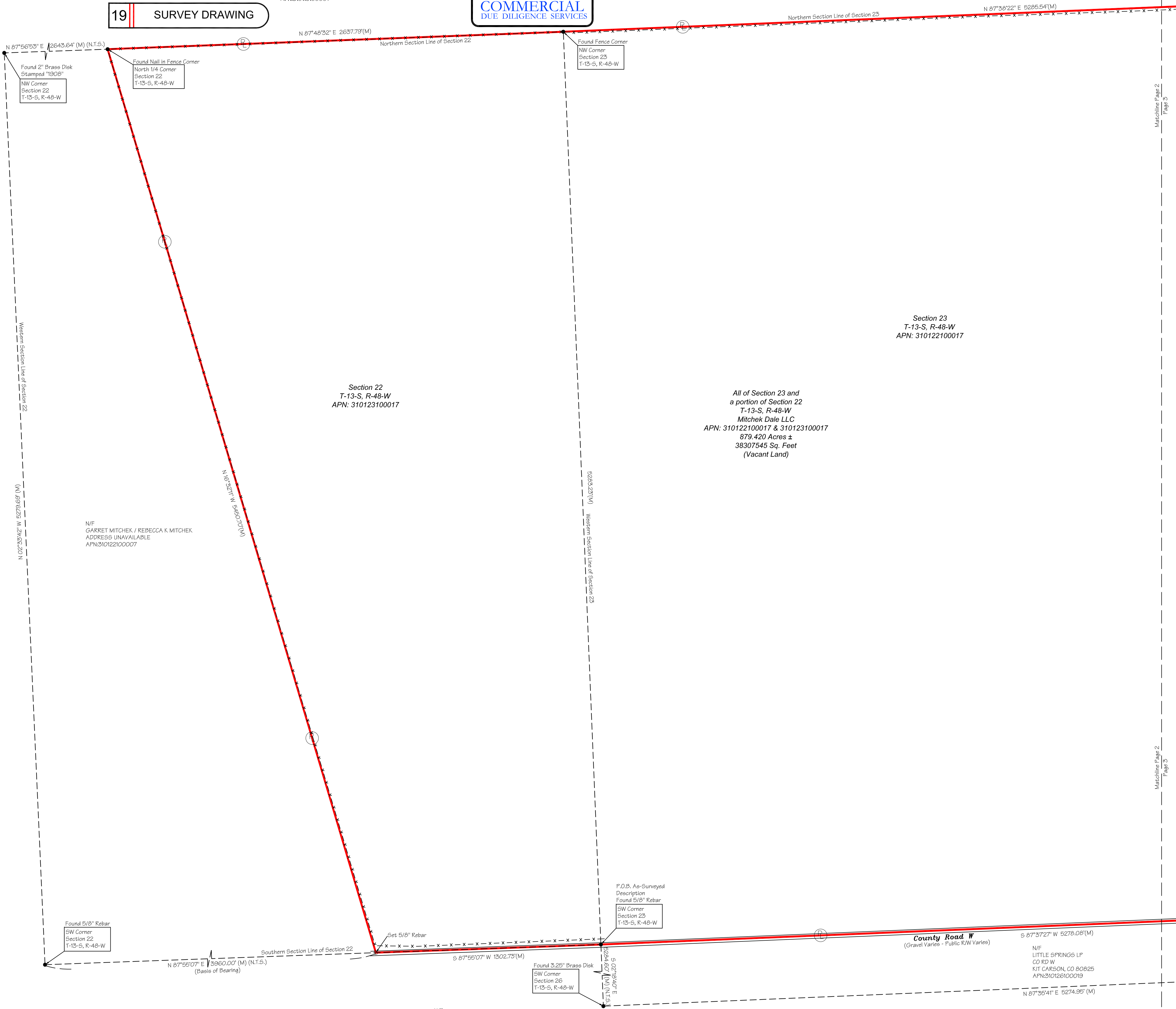
Prepared For:  
Cheyenne County Farm LLC, a Delaware Limited Liability Company

Client Ref. No:

**20 PROJECT ADDRESS**

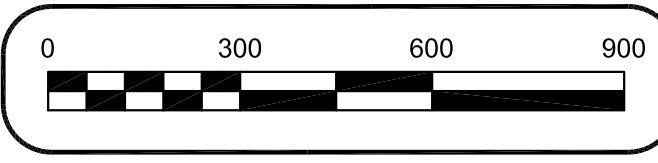
CO RD WEST  
Project Name:  
MITCHEK FARM - CO - SITE 1  
CDS Project Number:  
19-07-0842-1

**19** SURVEY DRAWING



SCALE : 1" = 300'

**17** NORTH ARROW / SCALE



**9** LEGEND

	PROPERTY LINE		FOUND MONUMENT AS NOTED
	P.O.B. POINT OF BEGINNING		SET MONUMENT AS NOTED
	P.O.C. POINT OF COMMENCEMENT		COMPUTED POINT
	FENCE		UTILITY POLE
	MEASURED CALL		TELEPHONE PEDESTAL
	RECORD CALL		ELECTRIC METER
	BUILDING HEIGHT LOCATION		LIGHT POLE
			YARD HYDRANT
			PIVOT LOCATION
			OVERHEAD ELECTRIC LINES

Approved CDS Surveyor  
 Surveyors Name: Blew & Associates, P.A.  
 Address: 3825 N. Shiloh Drive  
 Fayetteville, AR  
 Telephone Number: 479-443-4506  
 email: survey@blewinc.com

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**CDS**  
 COMMERCIAL  
 DUE DILIGENCE SERVICES

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 Norman, Oklahoma 73072  
 Office: 405-253-2444  
 website: www.firstmcds.com  
 Toll Free: 888.322.7371

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Aprvd By: ANM	Date: 10/15/2019
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Scale: 1" = 300'	Date: 10/25/2019
	Revision: Comments
	Date: 10/29/2019
	Revision: Comments

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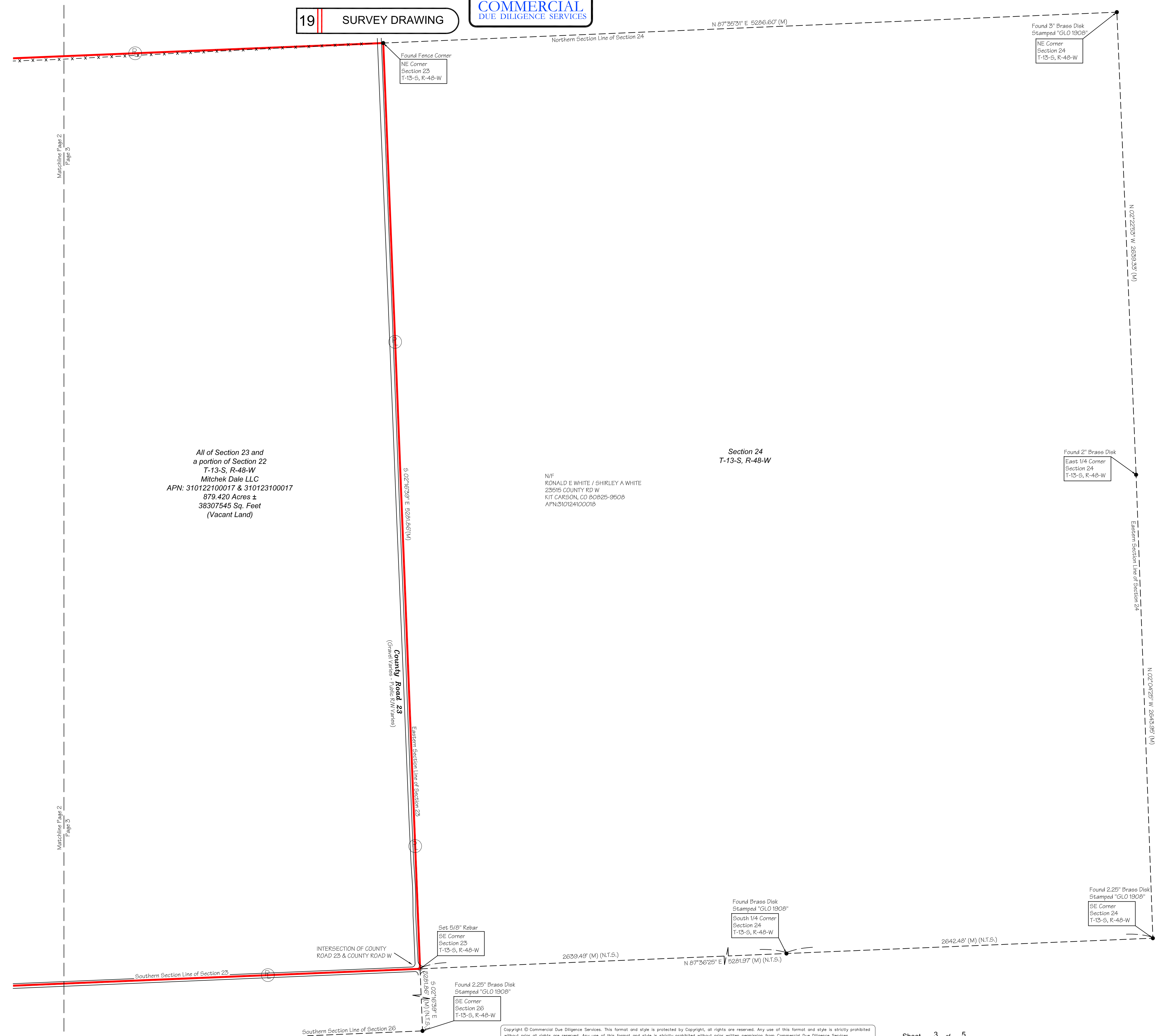
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CO RD WEST

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 CDS Project Number:  
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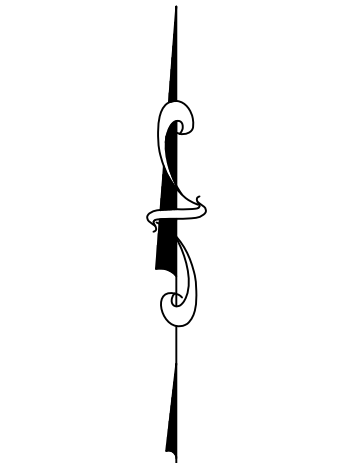


### 19 SURVEY DRAWING



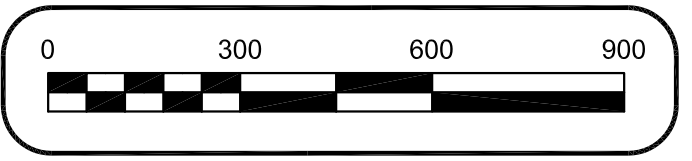
All of Section 23 and a portion of Section 22  
 T-13-S, R-48-W  
 Mitchek Dale LLC  
 APN: 310122100017 & 310123100017  
 879.420 Acres ±  
 38307546 Sq. Feet  
 (Vacant Land)

N/E  
 RONALD E WHITE / SHIRLEY A WHITE  
 23616 COUNTY RD W  
 KIT CARSON, CO 80825-9608  
 APN: 20124100019



SCALE : 1" = 300'

### 17 NORTH ARROW / SCALE



### 9 LEGEND

	PROPERTY LINE		FOUND MONUMENT AS NOTED
	P.O.B. POINT OF BEGINNING		SET MONUMENT AS NOTED
	P.O.C. POINT OF COMMENCEMENT		COMPUTED POINT
	FENCE		UTILITY POLE
	(M) MEASURED CALL		TELEPHONE PEDESTAL
	(R) RECORD CALL		ELECTRIC METER
	B.H.L. BUILDING HEIGHT LOCATION		LIGHT POLE
			YARD HYDRANT
			PIVOT LOCATION
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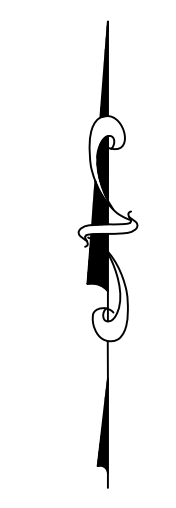
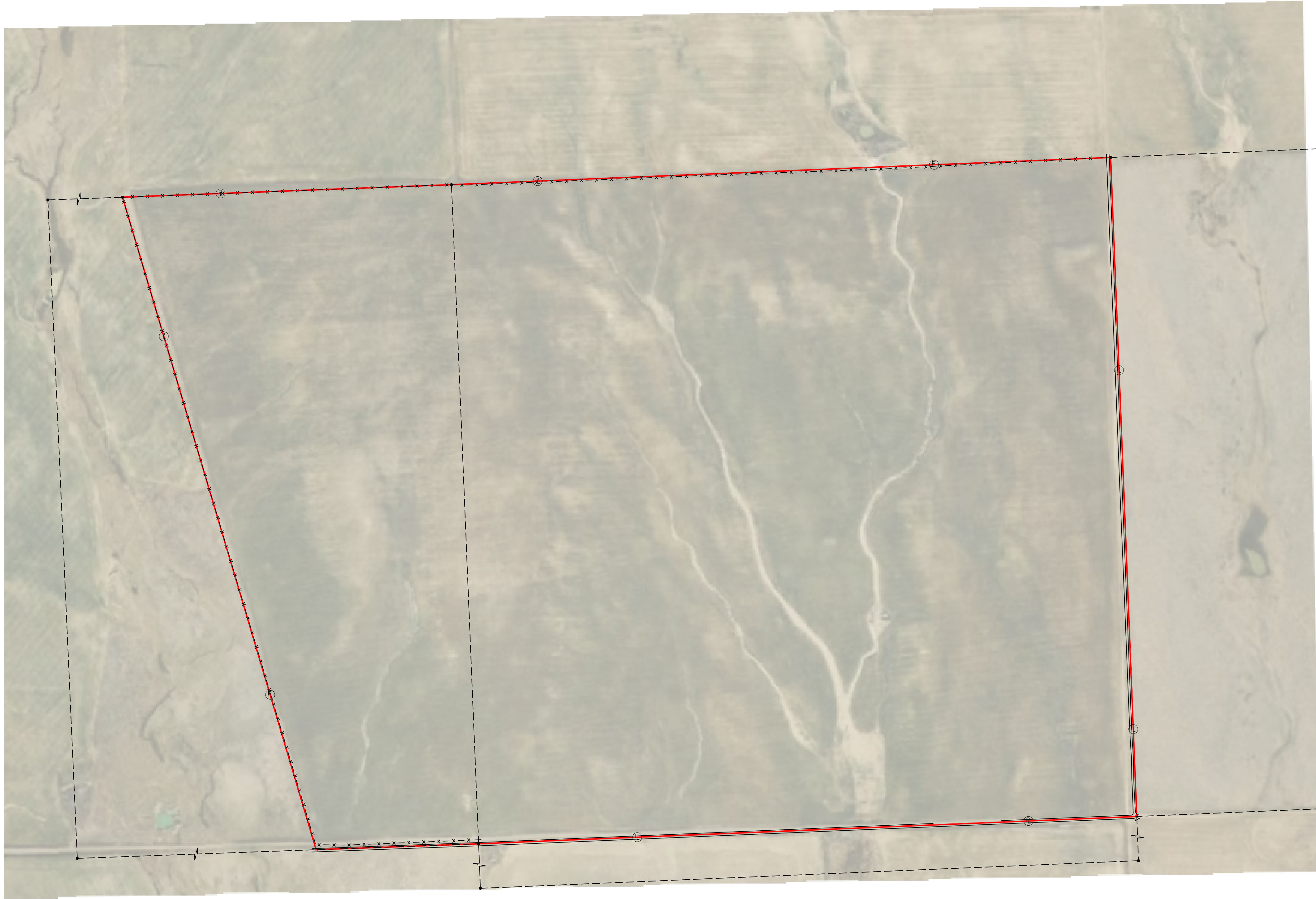
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### 20 PROJECT ADDRESS

CO RD WEST

Project Name:  
 MITCHEK FARM - CO - SITE 1  
 CDS Project Number:  
 19-07-0842-1

19 SURVEY DRAWING



NO SCALE

This survey coordinated, but not performed, by Commercial Due Diligence Services. Survey obtained from and certified to by a land surveyor licensed in the state property is located.

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**18** Boundary Survey

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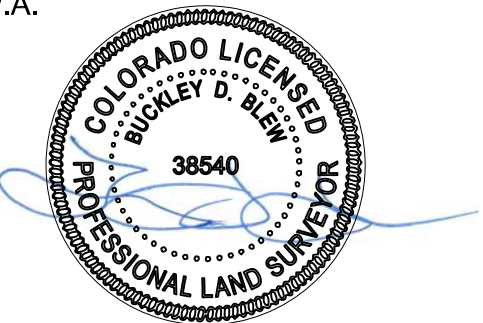
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Surveyors Name: Blew & Associates, P.A.  
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Fayetteville, AR  
Telephone Number: 479-443-4506  
email: survey@blewinc.com



3 SCHEDULE 'B' ITEMS

NOTES CORRESPONDING TO SCHEDULE "B":

- 10. RESERVATIONS BY THE UNION PACIFIC LAND COMPANY OF (1) ALL OIL, COAL AND OTHER MINERALS UNDERLYING THE LAND, (2) THE EXCLUSIVE RIGHT TO PROSPECT FOR, MINE AND REMOVE OIL, COAL AND OTHER MINERALS, AND (3) THE RIGHT TO INGRESS AND EGRESS AND REGRESS TO PROSPECT FOR, MINE AND REMOVE OIL, COAL AND OTHER MINERALS, ALL AS CONTAINED IN DEED RECORDED OCTOBER 16, 1905 IN BOOK 19 AT PAGE 111, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. NOTE: AFFECTS ALL OF SECTION 9, TOWNSHIP 14 SOUTH, RANGE 45 WEST. (DOCUMENT IS ILLEGIBLE)
11. RESERVATIONS BY THE UNION PACIFIC LAND COMPANY OF (1) ALL OIL, COAL AND OTHER MINERALS UNDERLYING THE LAND, (2) THE EXCLUSIVE RIGHT TO PROSPECT FOR, MINE AND REMOVE OIL, COAL AND OTHER MINERALS, AND (3) THE RIGHT TO INGRESS AND EGRESS AND REGRESS TO PROSPECT FOR, MINE AND REMOVE OIL, COAL AND OTHER MINERALS, ALL AS CONTAINED IN LAND CONTRACT RECORDED NOVEMBER 10, 1905 IN BOOK 19 AT PAGE 113, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. NOTE: AFFECTS THE 5/8 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 46 WEST. (DOCUMENT IS ILLEGIBLE)
12. RESERVATIONS BY THE UNION PACIFIC LAND COMPANY OF (1) ALL OIL, COAL AND OTHER MINERALS UNDERLYING THE LAND, (2) THE EXCLUSIVE RIGHT TO PROSPECT FOR, MINE AND REMOVE OIL, COAL AND OTHER MINERALS, AND (3) THE RIGHT TO INGRESS AND EGRESS AND REGRESS TO PROSPECT FOR, MINE AND REMOVE OIL, COAL AND OTHER MINERALS, ALL AS CONTAINED IN LAND CONTRACT RECORDED JANUARY 18, 1906 IN BOOK 19 AT PAGE 114, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. NOTE: AFFECTS ALL OF SECTIONS 25 AND 35, TOWNSHIP 12 SOUTH, RANGE 46 WEST. (DOCUMENT IS ILLEGIBLE)
13. RESERVATIONS BY THE UNION PACIFIC LAND COMPANY OF (1) ALL OIL, COAL AND OTHER MINERALS UNDERLYING THE LAND, (2) THE EXCLUSIVE RIGHT TO PROSPECT FOR, MINE AND REMOVE OIL, COAL AND OTHER MINERALS, AND (3) THE RIGHT TO INGRESS AND EGRESS AND REGRESS TO PROSPECT FOR, MINE AND REMOVE OIL, COAL AND OTHER MINERALS, ALL AS CONTAINED IN DEED RECORDED DECEMBER 26, 1906 IN BOOK 19 AT PAGE 52, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. NOTE: AFFECTS ALL OF SECTION 31, TOWNSHIP 13 SOUTH, RANGE 45 WEST. (DOCUMENT IS ILLEGIBLE)
14. RESERVATIONS BY THE UNION PACIFIC LAND COMPANY OF (1) ALL OIL, COAL AND OTHER MINERALS UNDERLYING THE LAND, (2) THE EXCLUSIVE RIGHT TO PROSPECT FOR, MINE AND REMOVE OIL, COAL AND OTHER MINERALS, AND (3) THE RIGHT TO INGRESS AND EGRESS AND REGRESS TO PROSPECT FOR, MINE AND REMOVE OIL, COAL AND OTHER MINERALS, ALL AS CONTAINED IN DEED RECORDED JUNE 17, 1909 IN BOOK 24 AT PAGE 34, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. NOTE: AFFECTS ALL OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 45 WEST. (DOCUMENT IS ILLEGIBLE)
15. RIGHT OF WAY FOR DITCHES AND CANALS AS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED NOVEMBER 18, 1909 IN BOOK 1 AND PAGE 57. NOTE: AFFECTS THE SE 1/4 OF SECTION 4, TOWNSHIP 14 SOUTH, RANGE 45 WEST. (DOES NOT AFFECT)
16. TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE WARRANTY DEED RECORDED OCTOBER 14, 1912 IN BOOK 31 AT PAGE 20. NOTE: AFFECTS ALL OF SECTION 29, TOWNSHIP 14 SOUTH, RANGE 46 WEST. (DOES NOT AFFECT)
17. RESERVATIONS BY THE UNION PACIFIC LAND COMPANY OF (1) ALL OIL, COAL AND OTHER MINERALS UNDERLYING THE LAND, (2) THE EXCLUSIVE RIGHT TO PROSPECT FOR, MINE AND REMOVE OIL, COAL AND OTHER MINERALS, AND (3) THE RIGHT TO INGRESS AND EGRESS AND REGRESS TO PROSPECT FOR, MINE AND REMOVE OIL, COAL AND OTHER MINERALS, ALL AS CONTAINED IN DEED RECORDED OCTOBER 14, 1912 IN BOOK 31 AT PAGE 20, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. NOTE: AFFECTS ALL OF SECTION 29, TOWNSHIP 14 SOUTH, RANGE 46 WEST. (DOES NOT AFFECT)
18. THE RIGHT OF A PROPRIETOR OF A VEIN OR LODE TO EXTRACT OR REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES, AND A RIGHT OF WAY FOR DITCHES AND CANALS AS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED OCTOBER 18, 1912 IN BOOK 1 AT PAGE 349. NOTE: AFFECTS THE SW 1/4 OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 45 WEST. (DOES NOT AFFECT)
19. RESERVATIONS BY THE UNION PACIFIC LAND COMPANY OF (1) ALL OIL, COAL AND OTHER MINERALS UNDERLYING THE LAND, (2) THE EXCLUSIVE RIGHT TO PROSPECT FOR, MINE AND REMOVE OIL, COAL AND OTHER MINERALS, AND (3) THE RIGHT TO INGRESS AND EGRESS AND REGRESS TO PROSPECT FOR, MINE AND REMOVE OIL, COAL AND OTHER MINERALS, ALL AS CONTAINED IN DEED RECORDED APRIL 30, 1913 IN BOOK 31 AT PAGE 48, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. NOTE: AFFECTS THE N 1/2 OF SECTION 35, TOWNSHIP 13 SOUTH, RANGE 46 WEST. (DOES NOT AFFECT)
20. RIGHT OF WAY FOR DITCHES AND CANALS AS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED JANUARY 9, 1922 IN BOOK 63 AT PAGE 151. NOTE: AFFECTS A PORTION OF SECTION 20, TOWNSHIP 14 SOUTH, RANGE 46 WEST. (DOES NOT AFFECT)
21. RIGHT OF WAY FOR DITCHES AND CANALS AS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED NOVEMBER 8, 1923 IN BOOK 63 AT PAGE 220. NOTE: AFFECTS THE SE 1/4 OF SECTION 32, TOWNSHIP 12 SOUTH, RANGE 46 WEST. (DOES NOT AFFECT)
22. AN EASEMENT FOR TELEPHONE AND TELEGRAPH LINES AND INCIDENTAL PURPOSES GRANTED TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, AS SET FORTH IN AN INSTRUMENT RECORDED MARCH 7, 1927 IN BOOK 89 AT PAGE 36. NOTE: AFFECTS A PORTION OF SECTION 20, TOWNSHIP 14 SOUTH, RANGE 46 WEST. (DOES NOT AFFECT)
23. RIGHT OF WAY FOR DITCHES AND CANALS AS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED FEBRUARY 26, 1938 IN BOOK 99 AT PAGE 321. NOTE: AFFECTS A PORTION OF SECTION 22, TOWNSHIP 13 SOUTH, RANGE 48 WEST. (UNABLE TO DETERMINE LOCATION)
24. RESERVATION OF AN UNDIVIDED ONE-HALF OF ALL OIL, GAS AND OTHER MINERALS AND MINERAL RIGHTS IN, UPON AND UNDER SAID REAL ESTATE, TOGETHER WITH THE FULL AND FREE RIGHT TO ENTER UPON SAID PREMISES AND USE AS MUCH OF THE SURFACE THEREOF AS MAY BE REASONABLY NECESSARY FOR OPERATING, DRILLING AND MARKETING THE PRODUCTION THEREOF AS SET FORTH IN WARRANTY DEED RECORDED JULY 20, 1940 IN BOOK 103 AT PAGE 43. NOTE: AFFECTS THE E 1/2 AND SW 1/4 OF SECTION 2, TOWNSHIP 13 SOUTH, RANGE 46 WEST. (NOT A SURVEY MATTER)
25. RIGHT OF WAY FOR DITCHES AND CANALS AS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT NO. 09311 AND AS EVIDENCED BY INSTRUMENT RECORDED MAY 15, 1914 IN BOOK 36 AT PAGE 4. NOTE: AFFECTS THE E 1/2 OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 45 WEST. (DOES NOT AFFECT)
26. RIGHT OF WAY FOR DITCHES AND CANALS AS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT ISSUED JANUARY 5, 1915, PATENT NO. 011588. NOTE: AFFECTS THE SW 1/4 OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 46 WEST. (DOES NOT AFFECT)
27. RIGHT OF WAY FOR DITCHES AND CANALS AS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED JANUARY 22, 1915 IN BOOK 36 AT PAGE 94. NOTE: AFFECTS THE NW 1/4 OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 45 WEST. (DOES NOT AFFECT)
28. RESERVATIONS BY THE UNION PACIFIC LAND COMPANY OF (1) ALL OIL, COAL AND OTHER MINERALS UNDERLYING THE LAND, (2) THE EXCLUSIVE RIGHT TO PROSPECT FOR, MINE AND REMOVE OIL, COAL AND OTHER MINERALS, AND (3) THE RIGHT TO INGRESS AND EGRESS AND REGRESS TO PROSPECT FOR, MINE AND REMOVE OIL, COAL AND OTHER MINERALS, ALL AS CONTAINED IN DEED RECORDED DECEMBER 4, 1915 IN BOOK 31 AT PAGE 126, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. NOTE: AFFECTS ALL OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 48 WEST. (AFFECTS, BLANKET OVER SECTION 23)
29. RIGHT OF WAY FOR DITCHES AND CANALS AS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED APRIL 1, 1916 IN BOOK 38 AT PAGE 523. NOTE: AFFECTS THE SE 1/4 OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 46 WEST. (DOES NOT AFFECT)
30. RIGHT OF WAY FOR DITCHES AND CANALS AS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED JUNE 8, 1916 IN BOOK 38 AT PAGE 575. NOTE: AFFECTS A PORTION OF SECTION 22, TOWNSHIP 13 SOUTH, RANGE 48 WEST. (UNABLE TO DETERMINE LOCATION)
31. RIGHT OF WAY FOR DITCHES AND CANALS AS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED APRIL 19, 1917 IN BOOK 45 AT PAGE 120. NOTE: AFFECTS THE E 1/2 OF SECTION 2, TOWNSHIP 13 SOUTH, RANGE 46 WEST. (DOES NOT AFFECT)
32. RIGHT OF WAY FOR DITCHES AND CANALS AS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED APRIL 28, 1917 IN BOOK 45 AT PAGE 128. NOTE: AFFECTS THE SW 1/4 OF SECTION 2, TOWNSHIP 13 SOUTH, RANGE 46 WEST. (DOES NOT AFFECT)
33. RIGHT OF WAY FOR DITCHES AND CANALS AS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED APRIL 28, 1917 IN BOOK 45 AT PAGE 129. NOTE: AFFECTS THE NW 1/4 OF SECTION 2, TOWNSHIP 13 SOUTH, RANGE 46 WEST. (DOES NOT AFFECT)
34. RIGHT OF WAY FOR DITCHES AND CANALS AS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED NOVEMBER 12, 1921 IN BOOK 63 AT PAGE 138. NOTE: AFFECTS A PORTION OF SECTION 22, TOWNSHIP 13 SOUTH, RANGE 48 WEST. (DOES NOT AFFECT)
35. RIGHT OF WAY FOR DITCHES AND CANALS AS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED JANUARY 9, 1922 IN BOOK 63 AT PAGE 151. NOTE: AFFECTS A PORTION OF SECTION 20, TOWNSHIP 14 SOUTH, RANGE 46 WEST. (DOES NOT AFFECT)
36. MINERAL RIGHTS AS CONVEYED BY MINERAL DEED RECORDED APRIL 19, 1944 IN BOOK 107 AT PAGE 507, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. NOTE: AFFECTS A PORTION OF SECTION 22, TOWNSHIP 13 SOUTH, RANGE 48 WEST. (NOT A SURVEY MATTER)
37. RESERVATION OF ALL OF THE MINERAL, AND OILS CONTAINED IN SAID LANDS, HEREINAFORE MENTIONED, AND ALL RIGHTS FOR THE PURPOSE OF MINING, MILLING, RECOVERING, AND EXTRACTING THE SAME FROM THE EARTH IN ANY MANNER REQUIRED AS SET FORTH IN WARRANTY DEED RECORDED SEPTEMBER 6, 1944 IN BOOK 107 AT PAGE 157. NOTE: AFFECTS A PORTION OF SECTION 20, TOWNSHIP 14 SOUTH, RANGE 46 WEST. (NOT A SURVEY MATTER)
38. RESERVATION OF ALL OIL, GAS, COAL AND OTHER MINERALS THEREIN OR UNDERLYING SAID LAND, THE EXCLUSIVE RIGHT TO PROSPECT IN AND UPON SAID LAND FOR SUCH OIL, GAS AND OTHER MINERALS AND TO DRILL FOR, MINE AND REMOVE FROM SAID LAND ALL OIL, GAS AND OTHER MINERALS WHICH MAY BE FOUND THEREIN BY ANY ONE; ALSO THE RIGHT OF INGRESS, EGRESS AND REGRESS UPON SAID LAND TO PROSPECT FOR, MINE, DRILL AND REMOVE ANY AND ALL SUCH OIL, GAS AND OTHER MINERALS, AND THE RIGHT TO USE SO MUCH OF SAID LAND AS MAY BE NECESSARY OR CONVENIENT FOR THE OPERATION AND FOR THE RIGHT OF WAY TO AND FROM SUCH PROSPECT PLACES OR MINES OR WELLS AND FOR ROADS AND APPROACHES THEREOF OR FOR THE REMOVAL THEREFROM OF OIL, GAS, MINERALS, MACHINERY OR OTHER MATERIALS AS SET FORTH IN WARRANTY DEED RECORDED JUNE 15, 1946 IN BOOK 109 AT PAGE 436. NOTE: AFFECTS A PORTION OF SECTION 22, TOWNSHIP 13 SOUTH, RANGE 48 WEST. (NOT A SURVEY MATTER)
39. RESERVATION OF AN UNDIVIDED ONE-FOURTH INTEREST IN ALL MINERALS, GAS AND OIL RIGHTS IN AND TO SAID LAND AS SET FORTH IN WARRANTY DEED RECORDED AUGUST 3, 1946 IN BOOK 110 AT PAGE 67. NOTE: AFFECTS THE SE 1/4 OF SECTION 32, TOWNSHIP 12 SOUTH, RANGE 46 WEST. (NOT A SURVEY MATTER)
40. MINERAL RIGHTS AS CONVEYED BY QUIT CLAIM DEED RECORDED APRIL 2, 1947 IN BOOK 112 AT PAGE 358, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. NOTE: AFFECTS THE SW 1/4 OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 46 WEST. (NOT A SURVEY MATTER)
41. RESERVATION OF AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL OIL, GAS AND OTHER MINERALS NOW HERETOFORE EXCEPTED, RESERVED OR GRANTED, LYING IN, UPON OR UNDER SAID LAND, TOGETHER WITH THE PERPETUAL RIGHT TO GO IN OR UPON SAID LAND FOR THE PURPOSE OF PROSPECTING FOR, MINING OR REMOVING THE SAME AS SET FORTH IN WARRANTY DEED RECORDED AUGUST 18, 1947 IN BOOK 114 AT PAGE 236. NOTE: AFFECTS THE E 1/2 AND SW 1/4 OF SECTION 2, TOWNSHIP 13 SOUTH, RANGE 46 WEST. (NOT A SURVEY MATTER)
42. RESERVATION OF ONE-FOURTH OF ALL MINERALS UNDER SAID LAND AS SET FORTH IN WARRANTY DEED RECORDED FEBRUARY 23, 1950 IN BOOK 122 AT PAGE 75. NOTE: AFFECTS THE SE 1/4 OF SECTION 32, TOWNSHIP 12 SOUTH, RANGE 46 WEST. (NOT A SURVEY MATTER)
43. RESERVATION OF AN UNDIVIDED HALF INTEREST TO MINERALS AS SET FORTH IN WARRANTY DEED RECORDED FEBRUARY 27, 1953 IN BOOK 129 AT PAGE 442. NOTE: AFFECTS THE SE 1/4 OF SECTION 32, TOWNSHIP 12 SOUTH, RANGE 46 WEST. (NOT A SURVEY MATTER)
44. RESERVATION OF AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL OIL, GAS AND OTHER MINERALS IN AND UNDER THE LAND, TOGETHER WITH THE RIGHT TO GO IN, UNDER AND UPON SAID LAND FOR THE PURPOSE OF PROSPECTING FOR, MINING AND REMOVING SAID MINERALS AS SET FORTH IN WARRANTY DEED RECORDED MARCH 3, 1953 IN BOOK 129 AT PAGE 449. NOTE: AFFECTS THE E 1/2 OF SECTION 6, TOWNSHIP 14 SOUTH, RANGE 46 WEST. (NOT A SURVEY MATTER)
45. RESERVATION OF ALL COIL, COAL AND OTHER MINERALS WITHIN OR UNDERLYING SAID LAND AS SET FORTH IN GENERAL WARRANTY DEED RECORDED AUGUST 12, 1971 IN BOOK 185 AT PAGE 369. NOTE: AFFECTS ALL OF SECTION 9, TOWNSHIP 14 SOUTH, RANGE 45 WEST. (NOT A SURVEY MATTER)
46. RESERVATION OF GRANTORS 1/2 INTEREST IN ALL MINERALS NOT PREVIOUSLY RESERVED AS SET FORTH IN WARRANTY DEED RECORDED APRIL 5, 1973 IN BOOK 190 AT PAGE 197. NOTE: AFFECTS THE N 1/2 OF SECTION 35, TOWNSHIP 13 SOUTH, RANGE 46 WEST. (NOT A SURVEY MATTER)
47. RESERVATION OF ALL OIL, GAS AND OTHER MINERALS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND THE USE OF SO MUCH OF THE SURFACE AS IS REASONABLY NECESSARY FOR THE EXTRACTION AND REMOVAL THEREOF AS SET FORTH IN WARRANTY DEED RECORDED AUGUST 20, 1974 IN BOOK 195 AT PAGE 190. NOTE: AFFECTS THE W 1/2 OF SECTION 31, TOWNSHIP 13 SOUTH, RANGE 45 WEST. (NOT A SURVEY MATTER)
48. RESERVATION OF ALL OIL, GAS AND OTHER MINERALS, TOGETHER AND WITH THE RIGHTS OF INGRESS AND EGRESS AND THE USE OF SO MUCH OF THE SURFACE AS IS REASONABLY NECESSARY FOR THE EXTRACTION AND REMOVAL OF SUCH OIL, GAS AND OTHER MINERALS AS SET FORTH IN GENERAL WARRANTY DEED RECORDED JANUARY 12, 1976 IN BOOK 198 AT PAGE 742. NOTE: AFFECTS THE E 1/2 OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 45 WEST; AND ALL OF SECTION 25, TOWNSHIP 12 SOUTH, RANGE 46 WEST. (NOT A SURVEY MATTER)
49. RESERVATION OF ONE-HALF OF WHAT MINERALS ARE OWNED FOR A PERIOD OF 10 YEARS AT WHICH TIME THEY REVERT BACK TO THE LAND, PROVIDED, HOWEVER, SELLER WILL CONTINUE TO RECEIVE ROYALTY PAYMENTS ON ANY PRODUCTION ESTABLISHED DURING THE 10 YEAR TIME AS SET FORTH IN WARRANTY DEED RECORDED MARCH 7, 1978 IN BOOK 204 AT PAGE 377. NOTE: AFFECTS THE N 1/2 OF SECTION 35, TOWNSHIP 13 SOUTH, RANGE 46 WEST. (NOT A SURVEY MATTER)
50. RESERVATION OF ALL OIL, GAS AND OTHER MINERALS, TOGETHER AND WITH THE RIGHT OF INGRESS AND EGRESS AND USE OF SO MUCH OF THE SURFACE AS IS REASONABLY NECESSARY FOR EXTRACTION AND REMOVAL THEREOF AS SET FORTH IN WARRANTY DEED RECORDED OCTOBER 4, 1978 IN BOOK 205 AT PAGE 938. NOTE: AFFECTS A PORTION OF SECTION 22 AND ALL OF SECTION 23, TOWNSHIP 14 SOUTH, RANGE 48 WEST. (NOT A SURVEY MATTER)
51. TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE RIGHT OF WAY GRANT RECORDED JULY 13, 1998 AT RECEPTION NO. 214986. NOTE: AFFECTS THE W 1/2 W 1/2 OF SECTION 29 AND A PORTION OF THE SW 1/4 OF SECTION 20, TOWNSHIP 14 SOUTH, RANGE 46 WEST. (DOES NOT AFFECT)
52. RESERVATION OF ALL OF THE OIL, GAS AND OTHER MINERALS IN AND UNDER AND THAT MAY BE PRODUCED FROM THE PROPERTY AS SET FORTH IN WARRANTY DEED RECORDED APRIL 15, 2002 AND RECEPTION NO. 219875. NOTE: AFFECTS THE N 1/2 OF SECTION 35, TOWNSHIP 13 SOUTH, RANGE 46 WEST. (NOT A SURVEY MATTER)
53. OIL AND GAS LEASE RECORDED SEPTEMBER 4, 2007 AT RECEPTION NO. 226720, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. NOTE: AFFIDAVIT OF EXTENSION OF LEASES IN CONNECTION THEREWITH RECORDED OCTOBER 21, 2010 AT RECEPTION NO. 230361. NOTE: AFFECTS THE SE 1/4 OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 46 WEST. (NOT A SURVEY MATTER)
54. OIL AND GAS LEASE RECORDED SEPTEMBER 4, 2007 AT RECEPTION NO. 226721, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. NOTE: AFFIDAVIT OF EXTENSION OF LEASES IN CONNECTION THEREWITH RECORDED OCTOBER 21, 2010 AT RECEPTION NO. 230361. NOTE: AFFECTS THE SW 1/4 OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 46 WEST. (NOT A SURVEY MATTER)
55. TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE MEMORANDUM OF EASEMENT RECORDED APRIL 13, 2009 AT RECEPTION NO. 228626. NOTE: AFFIDAVIT IN CONNECTION THEREWITH RECORDED MARCH 17, 2011 AT RECEPTION NO. 230848. (DOES NOT AFFECT)
56. RESERVATION OF AN UNDIVIDED 1/2 OF THE OIL, GAS AND OTHER MINERALS CURRENTLY OWNED BY THE GRANTORS IN AND UNDER THE LAND FOR A TERM OF 15 YEARS FROM AND AFTER THE DATE OF THIS DEED AND AS LONG THEREAFTER AS OIL, GAS AND OTHER MINERALS ARE PRODUCED THEREFROM OF THE PREMISES ARE BEING DEVELOPMENT OR OPERATING UNDER THE TERMS OF AN OIL AND GAS LEASE EXECUTED WITH THE TERM OF THIS RESERVATIONS AS SET FORTH IN WARRANTY DEED RECORDED MARCH 17, 2011 AT RECEPTION NO. 230849. NOTE: AFFECTS THE NW 1/4 OF SECTION 2, TOWNSHIP 13 SOUTH, RANGE 46 WEST. (NOT A SURVEY MATTER)
57. TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE EASEMENT AGREEMENT AS EVIDENCED BY SHORT FORM NOTICE OF EASEMENT AGREEMENT RECORDED DECEMBER 27, 2011 AT RECEPTION NO. 232296. (DOES NOT AFFECT)
58. MINERAL RIGHTS AS CONVEYED BY TRUSTEE'S MINERAL DEED RECORDED AUGUST 22, 2014 AT RECEPTION NO. 238492, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. NOTE: AFFECTS THE S 1/2 OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 46 WEST. (NOT A SURVEY MATTER)
59. RESERVATION OF ALL OF THE OIL, GAS AND OTHER MINERALS IN AND UNDER AND THAT MAY BE PRODUCED FROM THE ABOVE DESCRIBED PROPERTY, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AT ALL TIMES AS SET FORTH IN WARRANTY DEED RECORDED FEBRUARY 4, 2016 AT RECEPTION NO. 239809. NOTE: AFFECTS THE SE 1/4 SECTION 32 AND THE W 1/2 SE 1/4 OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 46 WEST. (NOT A SURVEY MATTER)
60. RESERVATION OF ALL OF THE OIL, GAS AND OTHER MINERALS IN AND UNDER AND THAT MAY BE PRODUCED FROM THE ABOVE DESCRIBED PROPERTY, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AT ALL TIMES AS SET FORTH IN WARRANTY DEED RECORDED FEBRUARY 4, 2016 AT RECEPTION NO. 239810. NOTE: AFFECTS THE E 1/2 SE 1/4 OF SECTION 33 AND THE S 1/4 OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 46 WEST. (NOT A SURVEY MATTER)
61. LEASE BY AND BETWEEN DALE MITCHEK, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS LESSOR, AND CHEYENNE RIDGE WIND PROJECT, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS LESSEE, AS EVIDENCED BY MEMORANDUM OF WIND ENERGY LEASE RECORDED APRIL 4, 2017 AT RECEPTION NO. 240783. (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)

Approved CDS Surveyor
Surveyors Name: Blew & Associates, P.A.
Address: 3825 N. Shiloh Drive
Fayetteville, AR
Telephone Number: 479-443-4506
email: survey@blewinc.com
COLORADO LICENSED SURVEYOR
38540
PROFESSIONAL LAND SURVEYOR

18 Boundary Survey
This survey prepared in accordance with the "2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys" (Effective February 23, 2016)
This Work Coordinated By:
FA Commercial Due Diligence Services Co.
CDS COMMERCIAL DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Office: 405-253-2444
website: www.firstamcads.com
Toll Free: 888.322.7371
Drwn By: JDC Date: 10/02/2019
Revision: Comments
Surveyor Ref.No: 19-4368 Date: 10/15/2019
Revision: Comments
Aprvd By: ANM Date: 10/25/2019
Revision: Comments
Field Date: August 30, 2019 Date: 10/29/2019
Revision: Comments
Scale: 1" = 300'
Prepared For:
Client Ref. No:
20 PROJECT ADDRESS
CO RD WEST
Project Name:
MITCHEK FARM - CO - SITE 1
CDS Project Number:
19-07-0842-1